

DENSITY: Max. Density Allowed = 4 Units/Acre
Proposed Density = 87 Residential Lots/389.79 Acres = 0.22 Units/Acre

OPEN SPACE: Min. Required Residential Open Space = 35%
Total Area: 389.79 Ac.
Impervious Areas: Private Street R.O.W. (Lots 30, 69 & 97) = 23.41 Acres
Structures (Houses): 87 @ 2,400 s.f. = 4.79 Acres
Driveways: 87 @ 12' x 120' = 2.88 Acres
Sidewalks, Patios, etc.: 87 @ 1000 s.f. = 2.00 Acres
Total Impervious Area = 33.08 Acres
(Note: Refer to Lot Usage Table: to right)

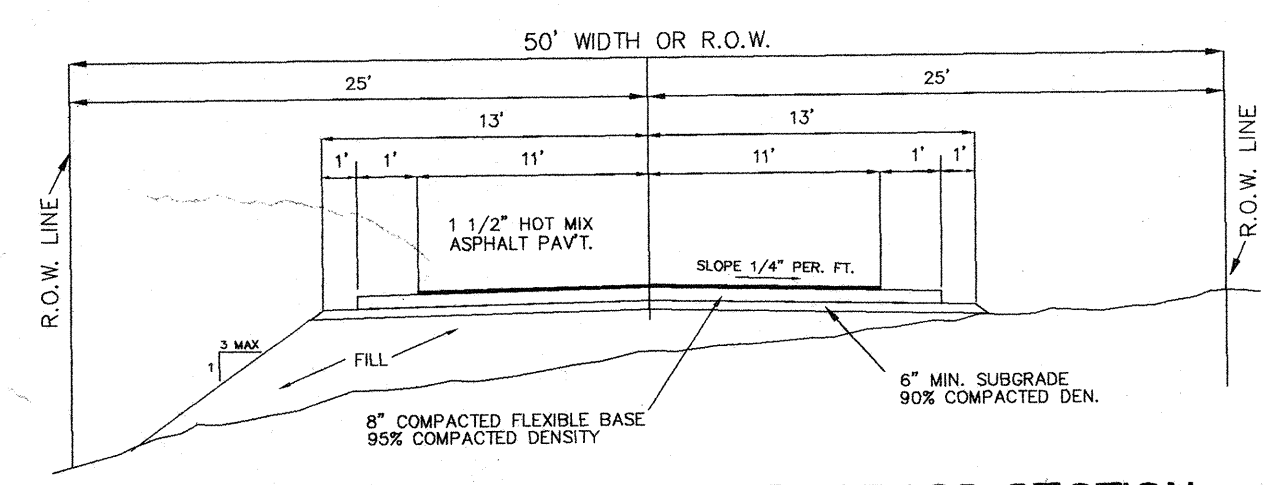
Pervious Area or Open Space = 389.79 ac - 33.08 ac = 356.71 Acres
Open Space Provided (within PUD) = 92%

CLEAR VISION:
Street Intersection @ HWY 211:
Eq. C: $R = 0.65 (ISD_x) - 2$
 $R = 0.65 (600) - 2 = 388'$
Eq. B: $L = 0.65 (ISD_y) - 4$
 $L = 0.65 (600) - 4 = 386'$

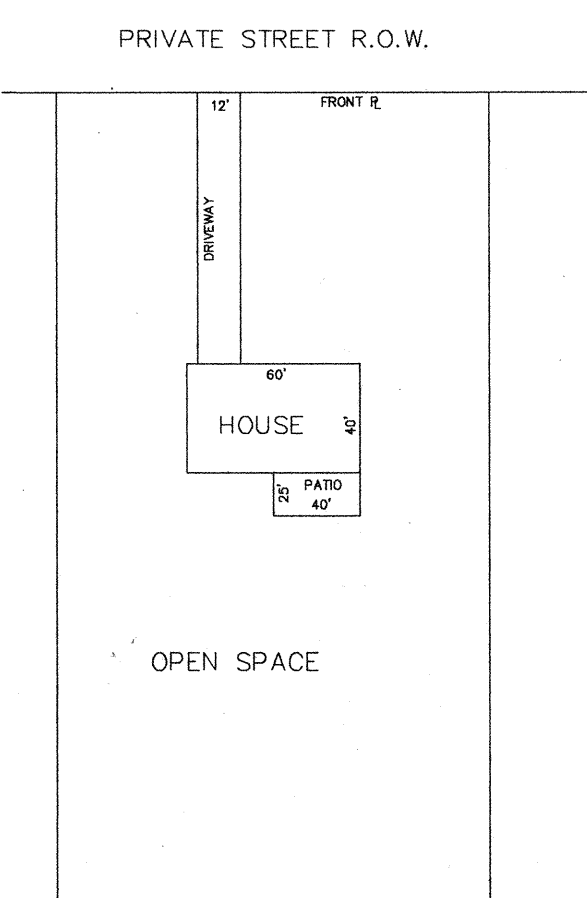
All Interior Street Intersections:
Eq. D: $R = 0.65 (ISD_x) - (W_x/2 + K_x) = 182'$
 $R = 0.65 (300) - (22/2 + 2) = 182'$
Eq. A: $L = 13(ISD_y) / (13 + (W_y/2) + K_y) - 4$
 $L = 13 (300) / (13 + 22/2 + 7) - 4 = 144'$

LOT USAGE TABLE:

Residential:	87
Private Streets:	3
Common Area Lots:	3
TOTAL LOTS:	93



TYPICAL LOCAL STREET CROSS-SECTION



AVERAGE LOT
USED FOR CALCULATION OF
DENSITY AND OPEN SPACE.
AVE. LOT SIZE = 4 AC.

412.84 ACRES

NAME & ADDRESS OF DEVELOPER
CROCKETT DEV. INC., MANAGING PARTNER
CHRISTOPHER C. HILL, PRESIDENT
5111 BROADWAY
SAN ANTONIO, TEXAS 78209
210-828-6565

- NOTES:
- PROPOSED LAND USES AS FOLLOWS:
SINGLE FAMILY RESIDENTIAL AND COMMERCIAL.
 - ALL PROPOSED R.O.W. SHALL BE PRIVATE STREETS, COMMON AREA AND UTILITY EASEMENTS.
 - NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 - A PORTION OF THIS PROPERTY IS LOCATED IN THE FEMA 100 YR. FLOOD PLAIN.
 - SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
 - WATER SUPPLY BY PRIVATE WELLS

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
07/18/00
01/10/00

07/18/00 REVISED BY PAPE-DAWSON ENGINEERS
01/10/00 REVISED BY PAPE-DAWSON ENGINEERS

RETABLO RANCH

P.U.D. PLAN

ALAMO CONSULTING
ENGINEERING &
SURVEYING, INC.

SCALE: 1" = 400'
DRAWN BY: J.H.K.
DESIGN BY: L.W.D.
CHECKED BY: PAS
JOB NO: 0815
FILE: PUD.DWG
SHEET OF
PAGE 1 OF 1

98-001(A-2)